

**LAND USE AMENDMENT
RESIDUAL SUB-AREA 5B (WARD 5)
STONEY TRAIL NE AND MCKNIGHT BOULEVARD NE
BYLAW 221D2016**

MAP 1NE

EXECUTIVE SUMMARY

The land use amendment proposal is for a DC Direct Control District based on the Special Purpose – Future Urban Development (S-FUD) District with the added temporary use of Vehicle Storage -Large. The areas of the parcel abutting the wetland are to be designated Special Purpose - Urban Nature (S-UN) District. The application is to store large vehicles on the site, until such time that comprehensive urban development is possible.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2016 July 14

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 221D2016; and

1. **ADOPT** the proposed redesignation of 1.20 hectares ± (2.96 acres ±) located at 5305 – 84 Street NE (Plan 9412139, Block 2) from Special Purpose – Future Urban Development (S-FUD) District to Special Purpose – Urban Nature (S-UN) District and DC Direct Control District **to** accommodate Vehicle Storage - Large, in accordance with Administration’s recommendation; and
2. Give three readings to the proposed Bylaw 221D2016

REASON(S) FOR RECOMMENDATION:

The proposed land use amendment is in alignment with the Municipal Development Plan (MDP) as well as the Inter-Municipal Development Plan and their goals and policies. The proposed use is temporary until such time as comprehensive development is feasible.

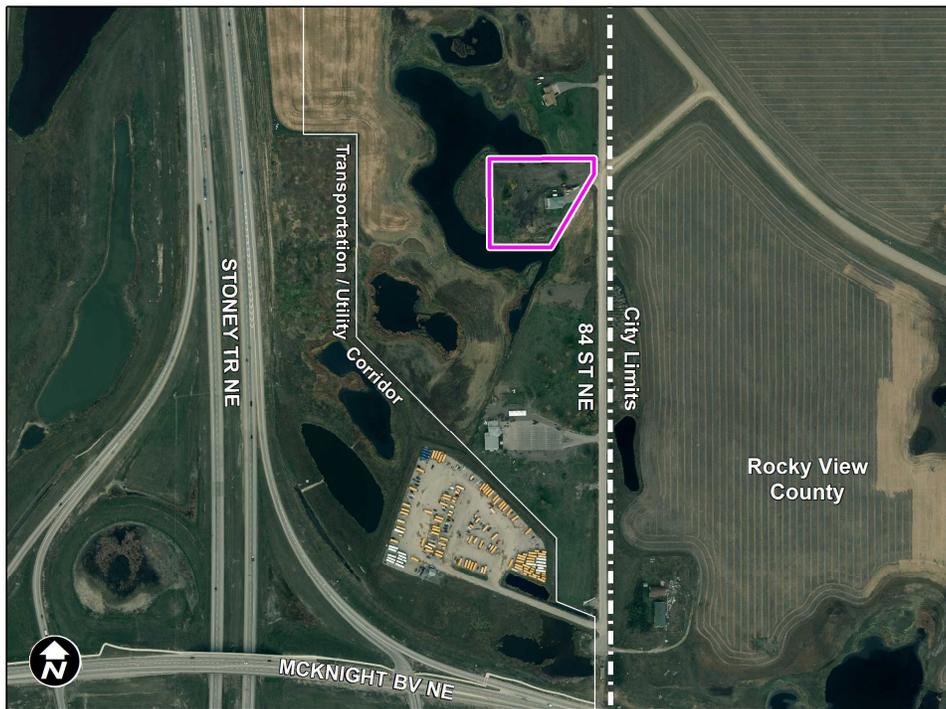
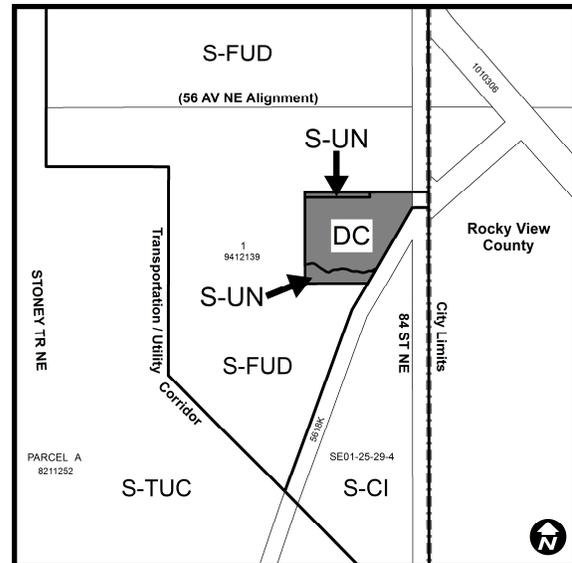
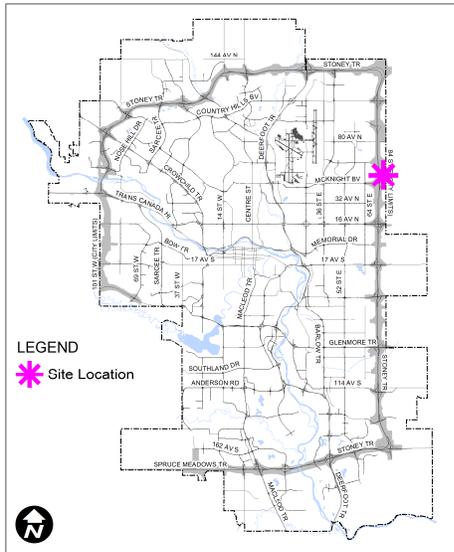
ATTACHMENT

1. Proposed Bylaw 221D2016

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LOCATION MAPS



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 1.20 hectares ± (2.96 acres ±) located at 5305 – 84 Street NE (Plan 9412139, Block 2) from Special Purpose – Future Urban Development (S-FUD) District **to** Special Purpose – Urban Nature (S-UN) District and DC Direct Control District to accommodate Vehicle Storage - Large with guidelines (APPENDIX II).

Moved by: R. Wright
Absent: S. Keating

Carried: 7 – 0

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Applicant:

Seika Architecture

Landowner:

Karamjeet Brar
Randhir Brar

PLANNING EVALUATION

SITE CONTEXT

The subject site is located within the residual north east area, east of Stoney Trail NE and north of McKnight Boulevard NE. The area was fragmented from the city through the development of Stoney Trail NE. The site is relatively flat, with a Class IV Wetland on the north and south edge of the parcel. The site currently has a single detached residential building on the parcel.

LAND USE DISTRICTS

The application is for two land use districts. The Special Purpose – Urban Nature (S-UN) District to be applied to the areas bordering the wetland areas. This will provide a 6 metre buffer for the wetland from the development on the remainder of the parcel. The intent of the S-UN district is to be applied to lands that have been set aside for the purpose of preserving existing characteristics of a natural plant or animal community, or to provide for wetlands.

The proposed DC Direct Control District is based on the Special Purpose – Future Urban Development (S-FUD) District. This DC Direct Control District retains the uses appropriate for unplanned land while introducing the temporary use of Vehicle Storage for large vehicles. The S-FUD District currently allows for the storage of passenger vehicles as well as recreational vehicles. The addition of the Vehicle Storage – Large as a discretionary use would allow for the storage of vehicles over the weight of 4536 kilograms on a temporary basis. The Direct Control District also requires screening of at least 3 metres in height along the south, east and north boundaries of the property.

LEGISLATION & POLICY

Rocky View County / City of Calgary Intermunicipal Development Plan (Statutory 2012)

The Inter-municipal Development Plan with Rocky View County Identifies this area as appropriate for temporary uses until comprehensive planning can take place for a more permanent type of development. The plan also identifies that outdoor storage areas for recreational vehicles, agricultural machinery and automobiles is an appropriate discretionary use on a temporary basis.

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TRANSPORTATION NETWORKS

The existing access to the parcel is granted from 84 Street NE. This access will be maintained in the event of redevelopment.

UTILITIES & SERVICING

No servicing is available to the subject parcel or required for the proposed land use. All stormwater shall be contained on site.

ENVIRONMENTAL ISSUES

No environmental issues were identified.

ENVIRONMENTAL SUSTAINABILITY

Special Purpose – Urban Nature (S-UN) District has been incorporated into the site in order to accommodate the wetland buffer area.

GROWTH MANAGEMENT

The City has no planning or infrastructure investment intentions to bring urban servicing to this area, making a temporary use, such as this, acceptable.

PUBLIC ENGAGEMENT

Community Association Comments

There is no Community Association in this area.

Citizen Comments

No letters were submitted from affected residents.

Public Meetings

No public meetings were held for this application.

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APPENDIX I

APPLICANT'S SUBMISSION

Existing land use designation – Special Purpose – Future Urban Development (S-FUD).
Proposed land use designation – Direct Control – S-FUD district discretionary use vehicle storage large.

Existing permitted or discretionary uses is not support the use vehicle storage large. Land use by law 1p2007 July 23 2007 – 327 “Vehicle Storage – Large”

The subject site is on the northeast edge of the city, close to west of municipal district of Rocky View boundary. We would like to accommodate a “Vehicle Storage – Large”.

The subject site (2.98 ac) is on the northeast edge of the city. The north side of the neighbouring property designated as special purpose – future urban development, west side of the neighbouring property designated as Special purpose - Community Institution (S-CI) district (11.32ac). South side of the neighbouring property (Gurudwara Temple) designated as Special Purpose – Community Institution (S-CI) district.

The site is situated on Future Urban Development – (S-FUD). The north side of the property connected to residential acreage (designation as special purpose – future urban development (S-FUD) District. The subject site is at outskirts of the city. The site is relatively flat and there are no significant site features which would impact the proposed land use.

The existing residential building (single detached dwelling) is one the site. The existing building is proposed to be use for administration functions associated with the use of vehicle storage – large.

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APPENDIX II

PROPOSED DIRECT CONTROL GUIDELINES

Purpose

- 1 This Direct Control District is intended to:
- (a) protect for future urban forms of **development** and **density** by restricting premature subdivision and **development** of this site; and
 - (b) accommodate the addition of **Vehicle Storage – Large** as a temporary **discretionary use** on the site.

Compliance with Bylaw 1P2007

- 2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply to this Direct Control District.

Reference to Bylaw 1P2007

- 3 Within this Direct Control District, a reference to a section of Bylaw 1P2007 is deemed to be a reference to the section as amended from time to time.

Permitted Uses

- 4 The **permitted uses** of the Special Purpose – Future Urban Development (S-FUD) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 5 The **discretionary uses** of the Special Purpose – Future Urban Development (S-FUD) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:
- (a) **Vehicle Storage – Large**.

Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Special Purpose – Future Urban Development (S-FUD) District of Bylaw 1P2007 apply in this Direct Control District.

Visual Screening

- 7 A **Vehicle Storage – Large** must provide visual **screening** of a minimum of 3.0 metres in height along the south, west and north **property lines** of the **parcel**.

Temporary Permits

- 8 **Development Permits** for the following **uses** must only be issued for a maximum of five years at a time:

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- (a) **Vehicle Storage – Large;**
- (b) **Vehicle Storage – Passenger; and**
- (c) **Vehicle Storage – Recreational.**

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APPENDIX III



TEL 403-520.8166
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911-32 Ave NE | Calgary, AB | T2E 6X6
www.rockyview.ca

March 30, 2015

File: 1036-300

Mr. Brad Bevill

The City of Calgary
Planning, Development & Assessment #8201
P.O. Box 2100 Station M
Calgary, AB, T2P 2M5

Dear Brad,

Re: **FILE #: LOC2015-0010**
LAND USE AMENDMENT – TO ACCOMMODATE VEHICLE STORAGE - LARGE

Thank you for the opportunity to review the proposed land use amendment as noted above. Rocky View Administration has the following comments:

1. The subject parcel appears to be located within a "Residual Long-Term Growth Area" as identified on Map 3 of the Rocky View County/Calgary Intermunicipal Development Plan. While Section 7.0 of the plan provides discretionary support for outdoor storage areas, they must be temporary only, in the absence of an Area Structure Plan. The proposal does not state that this is a temporary proposed use.
2. If the proposed vehicle storage area is temporary, then Rocky View Administration would recommend that appropriate screening, including fencing, berming and landscaping is required to minimize impact on adjacent areas.
3. It appears that the access to this site is from Range Road 290, which is a Rocky View County Road. If the land use amendment is approved, Rocky View will require a Traffic Impact Assessment to determine if road improvements are required in conjunction with the proposed use.

It is understood that these comments would be addressed at a future development permit stage, with the assumption that the proposed use is temporary. This is critical to our support of the proposal.

B. Bevill

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Rocky View appreciates the opportunity to provide comments on this proposal. If you wish to discuss further, please contact me directly at 403.520.6285.

Sincerely,



Ben Mercer
Municipal Planner
403.520.6285
bmerc@rockyview.ca